

ORDINANCE

#18-14

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL TO AMEND SECTION 8.6, DEVELOPMENT STANDARDS FOR R-5, OF APPENDIX A, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF DUBLIN, GEORGIA TO PROVIDE FOR CERTAIN VARIANCES TO MINIMUM AREA REQUIREMENTS FOR R-5 DEVELOPMENTS SUBJECT TO OTHER REQUIREMENTS; TO AUTHORIZE THE BOARD OF ZONING APPEALS TO HEAR REQUESTS FOR VARIANCES AS PROVIDED HEREIN; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and City Council of the City of Dublin, Georgia have been vested with substantial powers, rights, and functions to generally regulate the usage of land within the City for the purposes of maintaining the health, safety, morals, and general welfare pursuant to the Georgia Constitution, Art. IX, Sec. 2, Par. IV;

WHEREAS, the Mayor and City Council of the City of Dublin, Georgia find that there are existing lots within the City that are less than five acres in size that are capable of being developed for higher density single family residences;

WHEREAS, the Mayor and City Council of the City of Dublin, Georgia desire to allow for the development of higher density single family dwellings for so long as they are harmonious and consistent with the existing housing in the area they are to be constructed;

WHEREAS, the Mayor and City Council of the City of Dublin, Georgia desire to place certain limitations on high-density developments on smaller lots within the City;

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DUBLIN, GEORGIA, HEREBY ORDAIN AS FOLLOWS:

SECTION ONE

Section 8.6. Development Standard for R-5, which currently reads as follows:

“A planned residential development shall conform to the following restrictions and development standards:

- (a) *Minimum area.* The minimum tract of land eligible for development under R-5 zoning, high density residential development shall be five (5) acres.
- (b) *Density.* A high density residential development shall be allowed only in R-5 districts with the following maximum density for each district.

Development, five (5) acres or more: Eight (8) units per acre.

- (c) *Minimum floor area.* The minimum gross footage of heated areas in each of the R-5 districts shall be one thousand (1,000) square feet.”

Is hereby amended to read as follows:

“A planned residential development shall conform to the following restricts and development standards:

- (a) *Minimum area.* The minimum tract of land eligible for development under R-5 zoning, high density residential development shall be five (5) acres. Notwithstanding

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